03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/06/05 09:15 2 pgs
Fees:13.00 Taxes:740.00

20050606-0063898

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Subscribed and sworn to before me, this 27th day of May, 2005.

Notary Public
My commission expires: 02/22/09

03-0505-32770

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles Samenow 403 Rose Hall Nashville TN 37212	New Owner	104-06-0-N-403.CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Pritam Singh and wife, Gurinder K. Singh, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Samenow, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Unit No. 403, on the Plan of Rose Hall, of record in Book 6900, Page 378, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pritam Singh, and wife Gurinder K. Singh, by deed from Bryan Finn, unmarried, of record in Instrument No. 200309050130160, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 403 Rose Hall, Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of May, 2005.

Pritam Singh

Gurinder K. Singh By: Pritam Singh, Atty in Fact

Gurinder K. Singh
Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Pritam Singh with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 27th day of May, 2005.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pritam Singh, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Gurinder K. Singh and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 2005.

Commission expires 2-22-09

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN